

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

February 19, 2009

The monthly meeting of the Cumberland County Planning Commission was held Thursday, February 19, 2009 at 7:30 a.m. at Business Central, 18 N. Hanover Street, Carlisle, PA.

Roll Call

Members present included Jackie Eakin, Bill Forrey, Allan Williams, Ron Glesner, Chris Knarr, Debi Ealer, Raj Jain, Bruce Rosendale, ex-officio member Barbara Wilson and Commissioner Gary Eichelberger. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly, Jim Bennett, Stephanie Williams and Tracey Yoder. Also present was Dan Flint of Lower Allen Township.

The meeting was called to order by Chairman Jackie Eakin at 7:35 a.m.

Minutes

A motion to approve the January 15, 2009 meeting minutes was made by Chris Knarr, seconded by Bruce Rosendale. The vote was unanimous.

Public Comment:

Allan Williams remarked on the new County recycling centers that are now open in Newville and behind the Conservation District on Allen Road.

Kirk added that next month the coordinating agencies will be present to give reports.

Bylaws – Meeting Attendance

The Board discussed member Bud Brown's status on the Commission. Staff noted that Bud has missed 2 meetings in 2009, 3 meetings in 2008, and 7 meetings in 2007 due to ongoing health problems. Several board members expressed a desire to have a full complement of 9 Commission members present at every meeting and increased participation in Committee meetings. The Board also expressed concerns for Bud's health and recognized his inability to attend. The Board members agreed that no one wanted to see Bud Brown permanently removed from the CCPC due to his health issues. It was also noted that Bud's attendance has not yet violated the recent bylaw change that was implemented in February 2008 that states that a member may be asked to resign if he or she misses more than 3 meetings in a calendar year. The Board discussed temporarily appointing Barb Wilson, a current ex-officio member, to fill Bud Brown's seat until Bud's health improves and he can regularly participate in Commission meetings and activities. Barb agreed to do whatever would help the Commission and Bud in this situation.

Rajesh Jain made a motion to make a recommendation to the Cumberland County Board of Commissioners to temporarily appoint Barbara Wilson as a full Planning Commission Board Member, and to appoint Bud Brown as an ex-officio member. This appointment would be valid until Bud is able to regularly participate in Commission meetings and activities at which time the Commission will recommend to the Commissioners to restore his voting status and return Barb to ex officio status. This appointment would be recommended to the Commissioners contingent upon Kirk Stoner contacting Bud and certifying his acceptance of the temporary switch. Chris Knarr seconded the motion. The vote was unanimous.

New Business:

A. Subdivision and Land Development Plans (Information)

Jeff referred to the list of plans that were presented this month. One of the plans submitted in Silver Spring Township is 114 Associates, the old PHICO building location. The original building is going to

remain there; the area out front is being developed. There will be six office buildings, retail area, a bank, three restaurants and a pharmacy. The access from Route 11 will be from the existing light at Wal-Mart, they are going to use the unfinished road. There will also be the existing access on 114 that will be signalized.

B. Ordinance Amendments (Action)

1. Lower Allen – Draft Zoning Ordinance and Map

Dan Flint, Township Engineer of Lower Allen attended today's meeting to present proposed Zoning Ordinance and Map changes for the township. Lower Allen Township Commissioners had adopted a new Comprehensive Plan in August of 2006, rewriting of the ordinance began after that adoption. Dan summarized the changes that were presented at the public hearing January 22, 2009; a copy of the summary was included in the meeting packet. The model ordinance of Tri-County was used as a reference. A goal for adoption is April and changes are being made from the first public hearing. The township will hold another hearing for those changes. The Commission recommended approval of the proposed changes on a motion made by Chris Knarr, seconded by Rajesh Jain. The vote was unanimous.

C. Ordinance Amendments (Information)

The following items were recommended for approval with comments by staff. The floodplain amendments were submitted to meet FEMA required updates.

1. Hampden – Zoning Text Change – Floodplain Regulations
2. Lemoyne – Zoning Text Change – Sign Regulations
3. Lemoyne – Zoning Text Change – Outdoor Café Regulations
4. Lower Frankford – Zoning Text Change – Floodplain Regulations
5. Middlesex – Zoning Text Change – Floodplain Regulations
6. Monroe – Zoning Text Change – Floodplain Regulations
7. Mt Holly Springs – Zoning Text Change – Floodplain Regulations
8. Shippensburg Boro – Zoning Text Change – Floodplain Regulations
9. Shiremanstown – Zoning Text Change – Floodplain Regulations
10. Southampton – Zoning Text Change – Floodplain Regulations
11. South Middleton – Zoning Text Change – Floodplain Regulations (revised)

The following amendment was originally recommended for disapproval by the Commission in January, 2009. The revised amendment was recommended for disapproval by staff.

12. Upper Allen – Zoning Map and Text Change (revised) – Rural Living to Industrial, 26 acres (Charter Homes) and PPL substation, Arcona Rd

D. Sewerage Modules (Information)

The following modules were reviewed by staff.

1. Lower Mifflin – William Koons – 7 residential lots (septic)
2. Lower Mifflin – Rodney Hill – 1 residential lot (septic)
3. Middlesex – Donald Vaughn – 1 residential lot (septic)
4. Middlesex – Todd Paulus – 1 residential lot (small flow treatment)
5. Southampton – Boyd Johnson – 1 residential unit (septic)
6. Southampton – I-81 Commerce Park – 3 warehouses (public)
7. West Pennsboro – Steven & Cynthia Failor – 1 residential lot (septic)

8. West Pennsboro – Gerald & Marjorie Jones – 5 residential lots (septic)

E. Comprehensive Plan Steering Committee Report

Kirk updated the board that the comprehensive plan steering committee has met twice this year. He reviewed a prepared table of committee discussions included in the meeting packet which outlines issues, descriptions and recommendations for full commission endorsement. The endorsement of the proposals prepared by the committee for the Comprehensive Plan updates were approved on a motion made by Allan Williams, seconded by Debi Ealer. The vote was unanimous.

F. H2O Pa. Grant Program Letters of Support (information) – Dillsburg (Monroe), Hampden, New Cumberland, Upper Allen

Staff reviewed requests for letters of support that were submitted by municipalities applying for the H2O Grant Program. Requests were found to be consistent with the Comprehensive Plan, the supporting letters were sent to municipalities.

G. 2009 County Planning Program Update

Kirk referred to the table in the meeting packet that includes updates of new staff projects and ongoing projects. He briefly discussed the following items:

- Imagine West Shore Comprehensive Plan was adopted by all three boroughs in February. The first joint council meeting was held and went very well. They will need implementation assistance in the coming months.
- Hopewell, North Newton and Upper Mifflin are receiving staff assistance for updating or considering zoning ordinances. Hopewell is near completion, North Newton and Upper Mifflin are considering zoning.
- Shiremanstown is receiving ongoing assistance for reconstructing Main Street and surrounding areas.
- The planning department along with PSATS will be hosting two upcoming workshops. The Duties of a Planning Commission on March 19, 2009 and the Duties of a Zoning Hearing Board on March 26, 2009.
- The first Outreach meeting will be held on March 3, 2009. The Central and East municipalities have been combined to hold meetings; there has been a limit set of 2 municipal representatives for each meeting.

H. Regional Program Update

Jim provided updates of activities and projects of the regional program:

- Stella Street and 2nd Street are two Cumberland County transportation projects that are being revisited. The projects include signalization and intersection improvements. They have a substantial scope of work that was originally looked at.
- The Craighead Bridge replacement project has a few issues that are being taken care of and should be resolved by Friday February 27, 2009. It has been requested that this be placed on the 2009-2012 TIP.
- Economic stimulus projects have been presented and are set to include Interstate 81 resurfacing, 3 resurfacing projects in municipalities, 2 bridge preservations and 1 bridge replacement. The transit element is to include the Lemoyne Connector project, CAT to purchase 10 new clean fuel transit buses, and the expansion and improvement of the maintenance facility.
- There are 7 projects listed in Cumberland County on the list of the PennDot Smart Transportation Projects. The process has not been completed to determine what projects may be eligible.

- Statewide for 2009-2010 there are \$1.8 billion worth of projects, there is an additional \$1.5 billion if the stimulus is approved. These projects are part of the state transportation improvement budget. There is an additional statewide \$60 million available to MPO's for projects.
- Regional GIS staff has been meeting with County's GIS staff. They are discussing data layered development, transferring regional data to the county for use. Coordination is being made to share sources and data.
- Regional Growth Management Plan- Jim discussed the preparation processes for revising the Regional Growth Management Plan. The structure components will remain the same, incorporating new and revised elements of each component including the following:
 - Commercial/ Industrial trends
 - Growth projections
 - Tool box for plan implementation
 - Review regional density ranges
 - Review goals
 - Transportation system analysis
 - Revisit planned growth areas

Kirk will provide an updated scope of work for review by the board before next meeting.

A representative for the HATS committee will be selected at next month's meeting.

The next regular meeting of the Commission will be held on Thursday March 19, 2009, 7:30 a.m. at Business Central, Carlisle. There being no further business, the meeting was adjourned at 9:35 a.m. on a motion made by Bill Forrey.

Respectfully Submitted,

Tracey Yoder
Administrative Coordinator